

SCOTCHER & CO

C O M M E R C I A L

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AN UNUSUAL OPPORTUNITY TO PURCHASE THIS LEASEHOLD TAKEAWAY BUSINESS WITHIN THE EVER-POPULAR HISTORIC HARBOUR TOWN OF YARMOUTH.



**“THE BLUE CRAB”
HIGH STREET
YARMOUTH
ISLE OF WIGHT
PO41 0PL**

Situated towards the eastern end of the High Street of Yarmouth, which in itself is a popular historic West Wight town, drawing trade from both locals and holiday-makers alike, and in particular from marine activities and visitors attracted to the delightful harbour.

Yarmouth boasts a number of facilities within its boundaries, including the Wightlink vehicle and passenger ferry service to Lymington on the mainland and the New Forest beyond. The town is also home to a good resident population, boosted considerably in the seasonal months.

Opportunities such as this within Yarmouth are extremely rarely available, therefore early interest is encouraged. The property forms the ground floor of a larger premises of traditional construction, with further details as briefly outlined overleaf.

PRICE GUIDE - £85,000 LEASEHOLD

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

Scotcher & Co. is a trading name of A.F.S. Properties Ltd. Company Reg. No. 4765406 - England. Directors: Mr A.F. Scotcher, Mrs S.J. Scotcher (Company Secretary) Registered Office: Bright Brown, Exchange House, St Cross Lane, Newport, Isle of Wight, PO30 5BZ

ACCOMMODATION	<p>Initially measuring some 18' deep x 16'10" to incorporate the main servery, and with personal entry door and good display window. Steps up to...</p> <p>The former restaurant area, of approximately 32'4" deep x 18'4" max. wide, still fitted as a restaurant but unused as such, with potential possibly for up to 50 covers. Former bar. Two adjoining WCs plus a staff WC facility.</p> <p>To the rear is the main kitchen, of some 21'1" deep x 12'5", with a full range of equipment if required. The kitchen is backed by a rear store/chipping area and cold store.</p> <p>Externally, there is a narrow covered bin area and small yard.</p>
THE BUSINESS	<p>"The Blue Crab" has operated for many years and is only now available for sale due to our client's future personal plans, and it should be viewed to be fully appreciated.</p> <p>Our clients trade only in freshly-cooked takeaway fish and chips, for which they have an enviable reputation both within the locality and with visiting sailors and tourists, with all food hand-cooked to order and to the highest of standards in individual fryers.</p> <p>The property is licensed, and currently employs one full-time and four part-time staff members, with current operating hours of 12-2pm and 5-8pm (8:30pm on Fridays), open from Tuesday-Saturday inclusive. These are out-of-season hours, and can be reviewed and reassessed during the main season.</p> <p>The property is still fitted for purpose as a restaurant if required, and an inventory of equipment that is included can be provided on the occasion of a sale.</p> <p>Turnover and accounts show good year-on-year turnover and net profit, and can be discussed, but only with bona fide applicants and their professional advisors, and release of these may be subject to signature of a confidentiality agreement.</p>
RATEABLE VALUE	<p>With effect from April 2023 – £13,500 UBR 2023/2024 @ 49.9p in the £.</p> <p>Providing the occupier also qualifies, the premises qualify for complete small business rates relief. Interested applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
SERVICES	Interested parties are advised to check the suitability and availability of main services to their own satisfaction.
EPC	'B' – Certificate Available.
TENURE	Understood to be held on the balance of a 20-year lease from 2015, within the security provisions of the Landlord & Tenant Act 1954, Part II. A new lease may be available, with appropriate terms appropriate negotiation. We understand that the current passing rent is £12,000 p.a.x.
POSSESSION	Upon legal completion.
PRICE GUIDE	£85,000 Leasehold.
LEGAL COSTS	The ingoing tenant may be required to contribute towards appropriate legal costs in respect of the lease arrangements.

VAT

We are not aware of any VAT liability in respect of these premises. However, interested applicants should always check the VAT status of any property to their own satisfaction.

VIEWING

VERY STRICTLY by appointment and WITH ABSOLUTE DISCRETION via the agents, through whom all discussions & negotiations must be conducted.

REFERENCE

30042024/TheBlueCrab-Yarmouth/30-Apr-24

